

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-08-2003-ALTR	Date Applied: 8/16/2011	CBL: 261 - - D - 003 - 001 - - - - -	
Location of Construction: 158 ROWE AVE	Owner Name: MARION SNYDER	Owner Address: 158 ROWE AVE PORTLAND, ME 04102	Phone: 207-831-9490
Business Name:	Contractor Name: Rick G. Nelson, Inc.	Contractor Address: 15 Florence Ln., Steep Falls, ME 04085	Phone: 207-415-4438
Lessee/Buyer's Name:	Phone:	Permit Type: Building - additions	Zone: R-3
Past Use: Single family	Proposed Use: Same - Single family -- replace front entry with larger landing (4' x 6'), add roof over it, side from bottom up 32" & screen in the rest	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
		Signature:	Signature:
Proposed Project Description: replace landing w/larger landing, add roof & partially enclose		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date:</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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8/19/11 Permit is on hold. Left vcm for contractor. Need plot plan. Need clarification on job. Is the permit to replace the front entry landing with a roof over it with siding coming up 32" and screening in the rest? -amachado

2-8-12 Sent letter stating that application will expire next week. -amachado

2-13-12 Spoke to owner. She sent a letter requesting that the application be withdrawn and that she get her money back. The check was to go to her contractor Rick Nelson. The check was processed on 11/4/11.

Withdrawn



PORTLAND MAINE

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*Greg Mitchell – Acting Director of Planning and Urban Development
Marge Scfamuckal, Zoning Administrator*

February 8, 2012

Marion Snyder
158 Rowe Avenue
Portland, ME 04102

Withdrawn

Re: 158 Rowe Avenue – 261 D003 – R-3 Residential Zone – permit #2011-08-2003

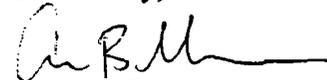
Dear Ms. Snyder,

You applied for a building permit on August 16, 2011 to enlarge your front porch, put a roof over it and partially enclose it. I have spoken to both you and your contractor about the fact that the proposed expansion does not meet the requirements of the R-3 Residential Zone. The minimum required front yard setback is twenty-five feet [section 14-90(d)(1)]. The plot plan shows that the house is setback twenty-eight feet from the edge of pavement. The front yard setback is at least ten feet from the edge of pavement, so the proposed front porch is within the required front setback. As a result, the permit cannot be issued.

The 2009 IRC Code states in section R105.3.2 that an application for a permit is “deemed to have been abandoned 180 days” after the application date unless it “has been pursued in good faith or a permit has been issued”. The six month period for the permit runs out next week. You may submit a request in writing to extend the permit application for 180 more days or you can withdraw the permit. If you withdraw the permit within the 180 days, you are entitled to get most of your money back if you bring in the original receipt you got when you applied for the permit.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,


Ann B. Machado
Zoning Specialist
(207) 874-8709

R-3

2011 08 2003
entred 8/17/11



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>158 ROWE AVE PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>24 sq ft</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>261</u> Block# <u>D</u> Lot# <u>003</u>	Applicant * <u>must be owner</u> , Lessee or Buyer* Name <u>Marti Snyder</u> Address <u>158 Rowe Ave</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>207-831-9490</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip <u>Withdrawn</u>	Cost Of Work: \$ <u>2,750.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00</u> <u>11/4/11 passed, withdrawn.</u>
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units _____ If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>as needed porch</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>use existing stairs; replace</u>		RECEIVED AUG 16 2011 Dept. of Building Inspections City of Portland Maine
Contractor's name: <u>Rick G. Nelson Inc</u> Address: <u>15 Florence Ln</u> City, State & Zip: <u>Steep Falls ME 04085</u> Telephone: <u>207-415-4438</u> Who should we contact when the permit is ready: <u>Rick Nelson</u> Telephone: <u>207-415-4438</u> Mailing address: <u>15 Florence Ln Steep Falls ME 04085</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

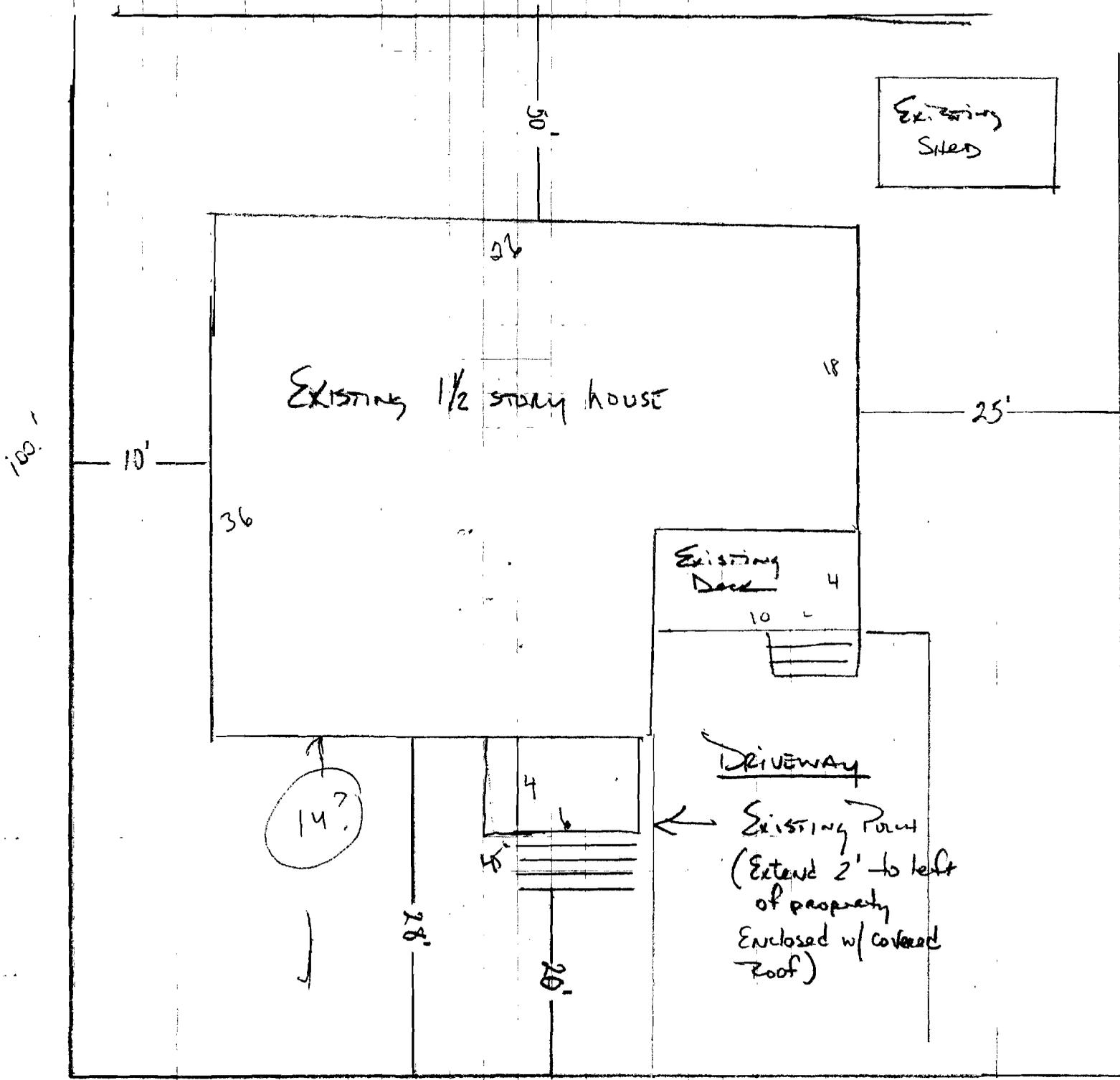
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 8/16/11

This is not a permit; you may not commence ANY work until the permit is issued

withdraw



* If end to be 25' from front property line not road

Section 14-425 - not extend more than 6' - 7.75'

Colport - 50' or less - 35000

Centered
can't be otherwise

(X)





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 20__

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy